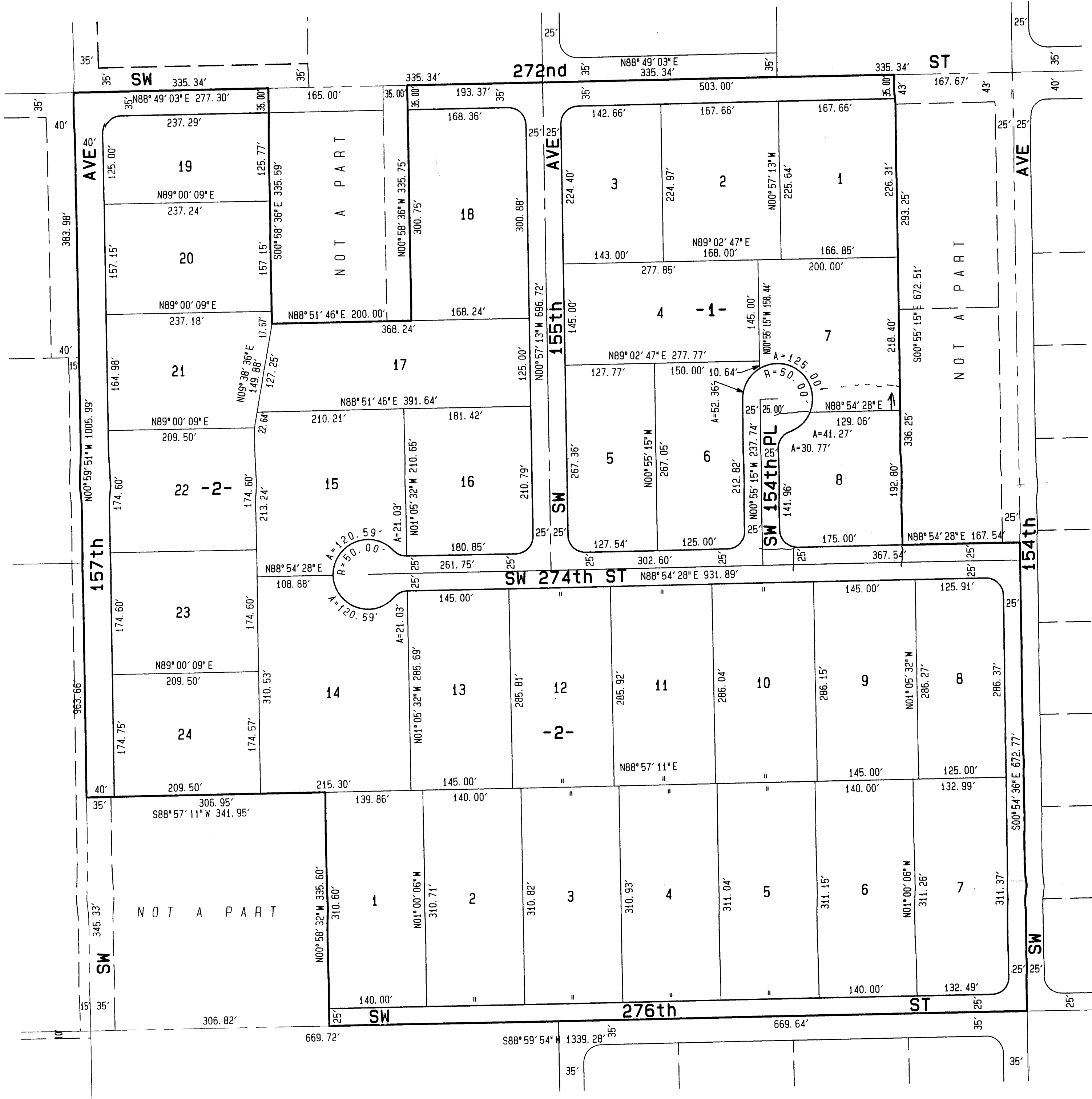
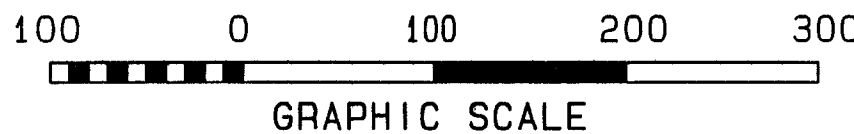


REDLAND ACRES AVOCADO HOMES

A SUBDIVISION OF A PORTION OF THE NW 1/4 OF THE
SW 1/4, SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY,
FLORIDA



ZONING LEGEND:

PROPERTY ZONED	EU-1
GROSS AREA	34.574 Acres +/-
TOTAL NUMBER OF LOTS	32 Lots
TOTAL GROSS LOT AREA	1,501,864 Square Feet +/-
MINIMUM LOT AREA, GROSS (EU-1)	43,560 Square Feet +/-
MAXIMUM LOT AREA, GROSS (EU-1)	66,794 Square Feet +/-
AVERAGE LOT AREA, GROSS (EU-1)	46,933 Square Feet +/-
MINIMUM LOT FRONTAGE (AT R/W LINE)	125.00 feet

LEGAL DESCRIPTION:

The Northwest 1/4 of the Southwest 1/4; Less the East 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4; Less the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4; and Less the West 7 feet of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4; all lying and being in Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, AND LESS;

The right of way for Empore Drive (SW 272nd Street), recorded in Official Records Book 8362 at Page 442 of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 33; thence run North 88°49'03" East along the North line of the Southwest 1/4 of said Section 33, said line being also the center line of Empore Drive (SW 272nd Street) for a distance of 277.30 feet to the POINT OF BEGINNING of the herein described tract of land; thence run South 058°36' East for a distance of 35.00 feet to a point of intersection with a line which is 35.00 feet South of and parallel to the North line of the Southwest 1/4 of said Section 33; thence run North 88°49'03" East along a line 35.00 feet South of and parallel to the North line of the Southwest 1/4 of said Section 33 for a distance of 165.00 feet; thence run North 058°36' West for a distance of 35.00 feet to the North line of the Southwest 1/4 of said Section 33; thence run South 88°49'03" West along the North line of the Southwest 1/4 of said Section 33 for a distance of 165.00 feet to the POINT OF BEGINNING, AND LESS;

A Tract of land lying and being in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 33; thence run North 88°49'03" East along the North line of the Southwest 1/4 of said Section 33, said line being also the center line of Empore Drive (SW 272nd Street) for a distance of 277.30 feet; thence run South 058°36' East for a distance of 35.00 feet to a point of intersection with the Southerly right-of-way line of Empore Drive and the POINT OF BEGINNING of the herein described tract of land; thence run North 88°49'03" East along said right-of-way line for a distance of 165.00 feet; thence run South 058°36' East for a distance of 300.72 feet; thence run South 88°51'46" West for a distance of 165.00 feet; thence run North 058°36' West for a distance of 300.59 feet to the POINT OF BEGINNING, AND LESS;

A Tract of land lying and being in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 33; thence run North 88°49'03" East along the North line of the Southwest 1/4 of said Section 33, said line being also the center line of Empore Drive (SW 272nd Street) for a distance of 442.30 feet to the POINT OF BEGINNING of the herein described tract of land; thence continue North 88°49'03" East along said center line for a distance of 35.00 feet; thence run South 058°36' East for a distance of 335.75 feet; thence run South 88°51'46" West for a distance of 35.00 feet; thence run North 058°36' West for a distance of 335.72 feet to the POINT OF BEGINNING.

ZONING HEARING PLANS REVIEW

- ☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: *Bob C...*

ON: 9/29/03

RECEIVED
202-302
SEP 29 2003

MIAMI-DADE PLANNING AND ZONING DEPT.
BY: *BC*

SITE PLAN

E. R. BROWNELL & ASSOCIATES, INC.

CONSULTING ENGINEERS
3152 Coral Way
PHONE: (305) 446-3511

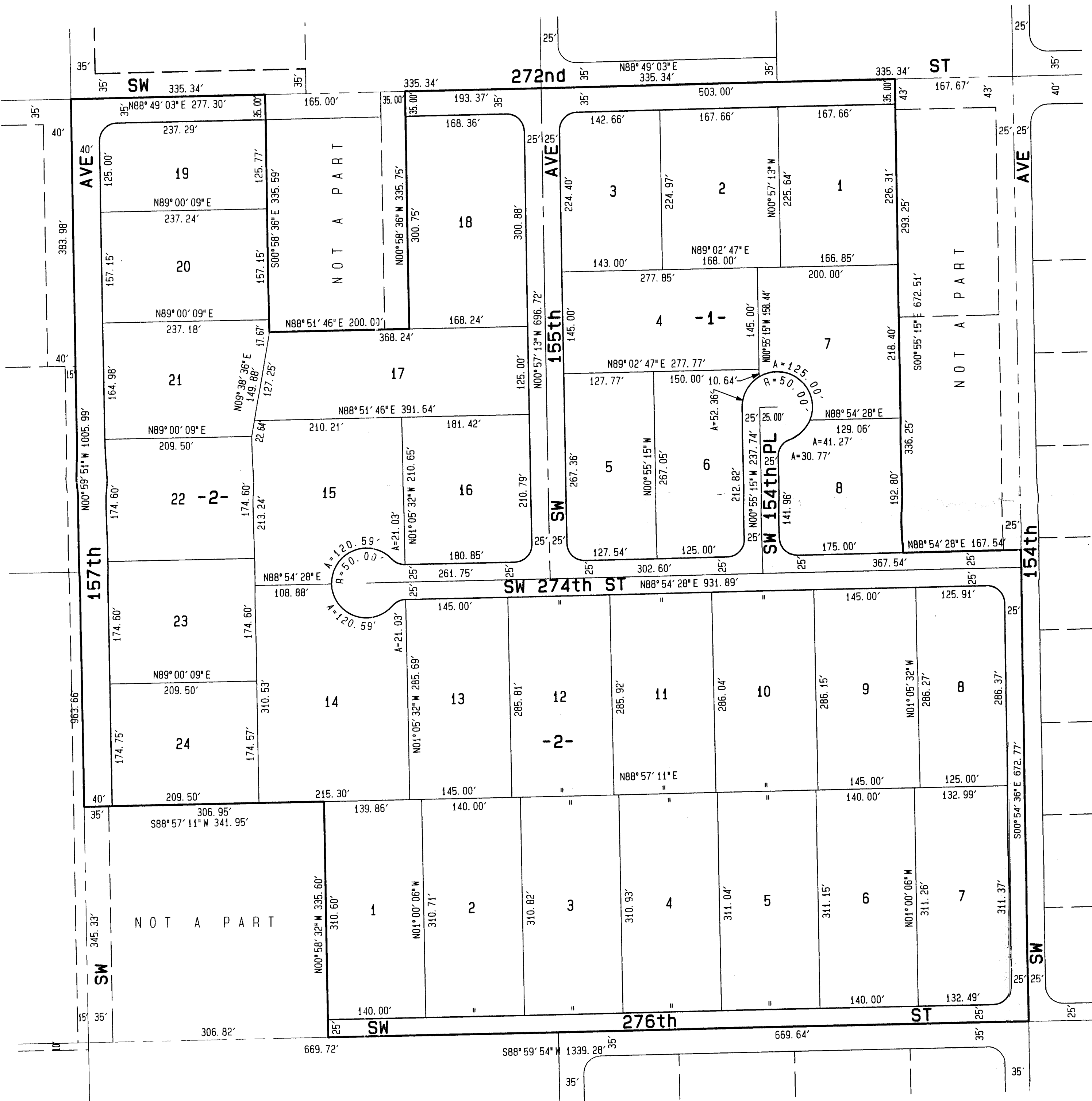
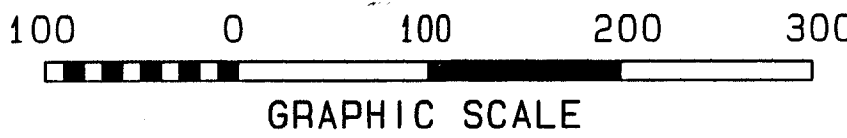
LAND SURVEYORS
Miami, Florida, 33145
FAX: (305) 444-2034

2	9/27/03	TB	55418A	NA	Revised Lot layout	Professional Land Surveyor No. 2891	Drawn by:	J.N. 55418A	F.B.	Sheet	1 of 1
1	9/15/03	TB	55418A	NA	Revised Lot layout	Professional Engineer No.	Des. by: TB/AL	J.N. 55418A	F.B.	Sk. No.	T: 824
No.	Date	Apvd.	J.N.	F.B.	Revision Description	State of Florida LB 761 EB 00761	Chk. by: TB	Scale: 1"=100'	Date: 2-13-03		

THIS IS NOT A BOUNDARY SURVEY

REDLAND ACRES AVOCADO HOMES

A SUBDIVISION OF A PORTION OF THE NW 1/4 OF THE
SW 1/4, SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA



ZONING LEGEND:

PROPERTY ZONED	EU-1
GROSS AREA	34.574 Acres +/-
TOTAL NUMBER OF LOTS	32 Lots
TOTAL GROSS LOT AREA	1,501,864 Square Feet +/-
MINIMUM LOT AREA, GROSS (EU-1)	43,560 Square Feet +/-
MAXIMUM LOT AREA, GROSS (EU-1)	66,794 Square Feet +/-
AVERAGE LOT AREA, GROSS (EU-1)	46,933 Square Feet +/-
MINIMUM LOT FRONTAGE (AT R/W LINE)	125.00 feet

LEGAL DESCRIPTION:

The Northwest 1/4 of the Southwest 1/4; Less the East 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4; Less the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4; and Less the West 7 feet of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4; all lying and being in Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, AND LESS;

The right of way for Empore Drive (SW 272nd Street), recorded in Official Records Book 8362 at Page 442 of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, and being more particularly described as follows:

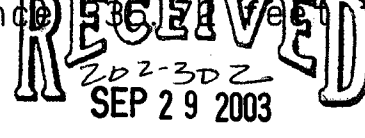
Commence at the Northwest corner of the Southwest 1/4 of said Section 33; thence run North 88°49'03" East along the North line of the Southwest 1/4 of said Section 33, said line being also the center line of Empore Drive (SW 272nd Street) for a distance of 277.30 feet to the POINT OF BEGINNING of the herein described tract of land; thence run South 058°36" East for a distance of 35.00 feet to a point of intersection with a line which is 35.00 feet South of and parallel to the North line of the Southwest 1/4 of said Section 33; thence run North 88°49'03" East along a line 35.00 feet South of and parallel to the North line of the Southwest 1/4 of said Section 33 for a distance of 165.00 feet; thence run North 058°36" West for a distance of 35.00 feet to the North line of the Southwest 1/4 of said Section 33; thence run South 88°49'03" West along the North line of the Southwest 1/4 of said Section 33 for a distance of 165.00 feet to the POINT OF BEGINNING, AND LESS;

A Tract of land lying and being in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 33; thence run North 88°49'03" East along the North line of the Southwest 1/4 of said Section 33, said line being also the center line of Empore Drive (SW 272nd Street) for a distance of 277.30 feet; thence run South 058°36" East for a distance of 35.00 feet to a point of intersection with the Southerly right-of-way line of Empore Drive and the POINT OF BEGINNING of the herein described tract of land; thence run North 88°49'03" East along said right-of-way line for a distance of 165.00 feet; thence run South 058°36" East for a distance of 300.72 feet; thence run South 88°51'46" West for a distance of 165.00 feet; thence run North 058°36" West for a distance of 300.59 feet to the POINT OF BEGINNING, AND LESS;

A Tract of land lying and being in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 33; thence run North 88°49'03" East along the North line of the Southwest 1/4 of said Section 33, said line being also the center line of Empore Drive (SW 272nd Street) for a distance of 442.30 feet to the POINT OF BEGINNING of the herein described tract of land; thence continue North 88°49'03" East along said center line for a distance of 35.00 feet; thence run South 058°36" East for a distance of 335.75 feet; thence run South 88°51'46" West for a distance of 35.00 feet; thence run North 058°36" West for a distance of 300.59 feet to the POINT OF BEGINNING, AND LESS;



PLANS WITHIN THE SCOPE OF AD
PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: [Signature]
ON: 9/29/03

SITE PLAN

E. R. BROWNELL & ASSOCIATES, INC.

CONSULTING ENGINEERS
3152 Coral Way
PHONE: (305) 446-3511

LAND SURVEYORS
Miami, Florida, 33145
FAX: (305) 444-2034

2	9/27/03	TB	55418A	NA	Revised Lot layout	Professional Land Surveyor No. 2891
1	9/15/03	TB	55418A	NA	Revised Lot layout	Professional Engineer No.
No.	Date	Apvd.	J.N.	F.B.	Revision Description	State of Florida LB 761 EB 00761
Drawn by:	Ref.	Des. by:	J.N. 55418A	F.B.	Chk. by:	TB
Scale:	1"=100'	Date:	2-13-03			

Sheet 1 of 1
Sk. No. T: 824